

REPLAT & SUBDIVISION PLAT ESTABLISHING HERON VALLEY II ENCLAVE

BEING A TOTAL OF 7.383 ACRES OF LAND AND BEING OUT OF A REMAINING 2.668 ACRE TRACT OF LAND OUT OF THE M.G. DE LOS SANTOS SURVEY, ABSTRACT NO. 664, COUNTY BLOCK 4446, N.C.B. 15008 AS RECORDED IN DOCUMENT NO. 20210356496, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 0.574 ACRE TRACT OF LAND OUT OF THE M.G. DE LOS SANTOS SURVEY, ABSTRACT NO. 664, COUNTY BLOCK 4446, N.C.B. 15008 AS RECORDED IN DOCUMENT NO. 20220007352, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING 4.110 ACRES OUT OF LOT 1, BLOCK 1, N.C.B. 15008 AS RECORDED IN JAVIER AND NORMA I. PLATA AND SONS, VOLUME 9650, PAGE 204, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-14, BLOCK 2, LOTS 1-4, BLOCK 3, LOTS 1-12, BLOCK 4, LOTS 1-11, BLOCK 5, N.C.B. 15008, SAN ANTONIO, TEXAS.



GOMEZ-GARCIA AND ASSOCIATES, INC. 19230 Stone Oak Parkway, Suite 302, SAN ANTONIO, TEXAS 78258 (210) 832-9608 (210) 832-9515 FAX TPBE FIRM REGISTRATION #5362

PROJECT SURVEYOR: SINCLAIR LAND SURVEYING, INC. 3411 MAGIC DRIVE SAN ANTONIO, TEXAS 78229 210-341-4518 TBPELS FIRM NO.10089000

DATE OF PREPARATION: 2-01-2024

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HYG HOMES, LLC 84 NE LOOP 410, SUITE 252 SAN ANTONIO, TEXAS 78216 CARLOS EDUARDO GARZA HERRERA

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS EDUARDO GARZA HERRERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___, A.D.

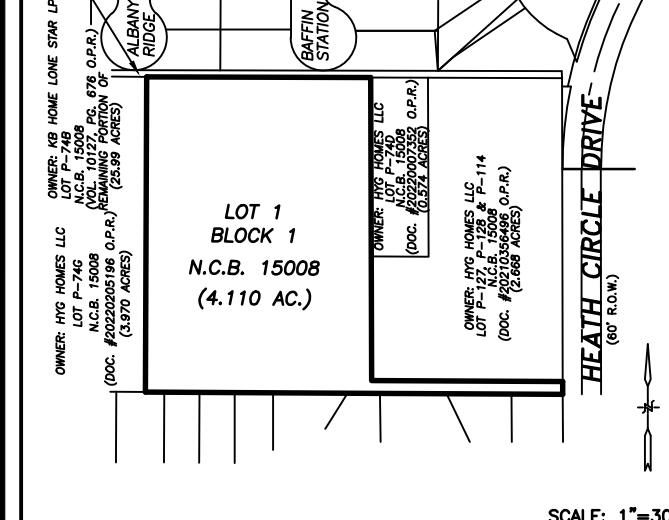
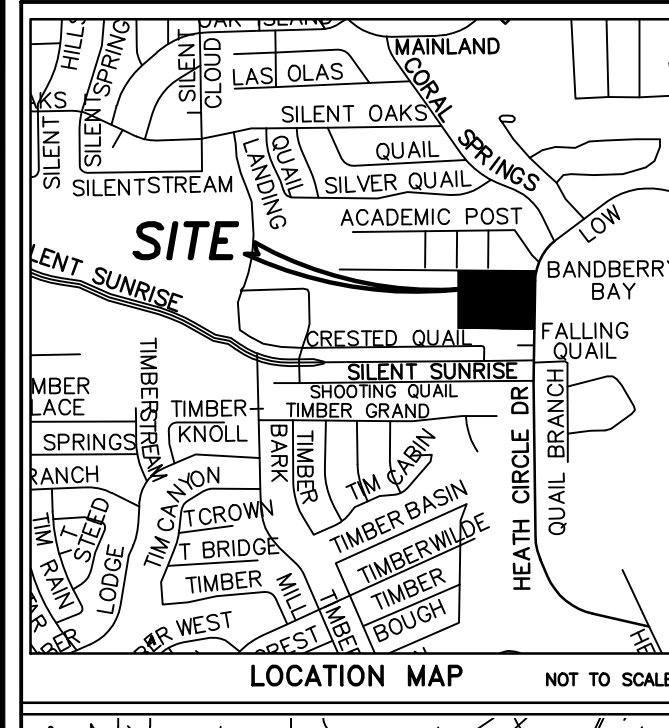
NOTARY PUBLIC, TEXAS

- CPS/SAWS/COSA UTILITY NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

- A LOT 901, BLOCK 5, N.C.B. 15008 PARK AND MAILBOXES (0.098 ACRES) PERMEABLE... B LOT 999, BLOCK 2, N.C.B. 15008 PRIVATE STREET (1.341 ACRES) NON PERMEABLE... C LOT 24, BLK 4, N.C.B. 18873 OWNER: GARCIA JILL (0.1357 ACRES) (DOC. #20190119837 O.P.R.)... D LOT 13, BLK 4, N.C.B. 18873 OWNER: AKIMOVA ELENA (0.1775 ACRES) (DOC. #20210225135 O.P.R.)... E LOT 12, BLK 4, N.C.B. 18873 OWNER: MATTHEW NISHA S & KURIAN SHEEO M (0.1932 ACRES) (VOL. 17397, PG. 801 O.P.R.)... F LOT 1, BLK 4, N.C.B. 18873 PARK PRIVATE CORAL SPRINGS HOA INC (0.2590 ACRES) (VOL. 11943, PG. 1123 O.P.R.)... 1 50' IRREVOCABLE INGRESS/EGRESS AND UTILITY EASEMENT... 2 EXISTING 22' INGRESS AND EGRESS EASEMENT (VOL. 4237, PG. 574 D.R.) (VOL. 5179, PG. 584 D.R.)

SAWS FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE... SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI... CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SAWS WASTEWATER EDU THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM... SAWS IMPACT FEE WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT... FLOODPLAIN VERIFICATION NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0202G, EFFECTIVE SEPTEMBER 29, 2010... MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY... DRAINAGE EASEMENT ENCROACHMENTS NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT EXCEED DRAINAGE EASEMENT LIMITS SHALL BE PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



AREA BEING REPLATED A 4.110 ACRE AREA BEING ALL OF LOT 1, BLOCK 1, N.C.B. 15008, JAVIER AND NORMA I. PLATA AND SONS SUBDIVISION, AS RECORDED IN VOLUME 9650, PAGE 204, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

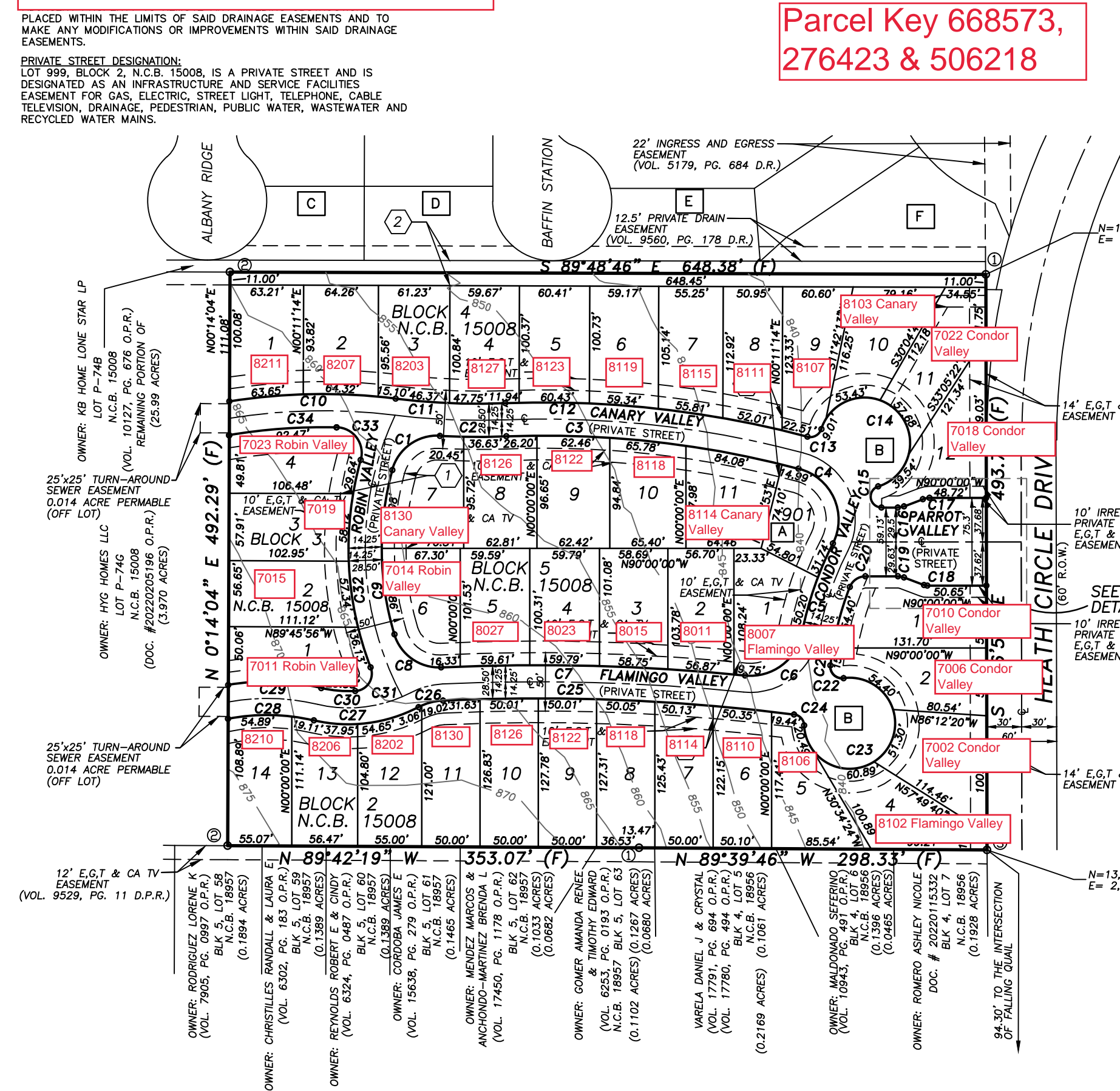
- LEGEND 1 FOUND 1/2" IRON BAR WITHOUT A CAP 2 SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS RPLS 5142" 3 FOUND 1" PIPE EXISTING CONTOURS E.G.T & CATV ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT N.C.B. NEW CITY BLOCK R.O.W. RIGHT-OF-WAY ESM.T. EASEMENT O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS CENTERLINE EASEMENT VOL. VOLUME PG. PAGE 1 PROPOSED EASEMENT

SURVEYORS NOTES: 1. SET PROPERTY CORNERS ARE MONUMENTED WITH AN ORANGE CAP MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE. 2. COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NA2011). ALL DISTANCES HEREIN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.000170.

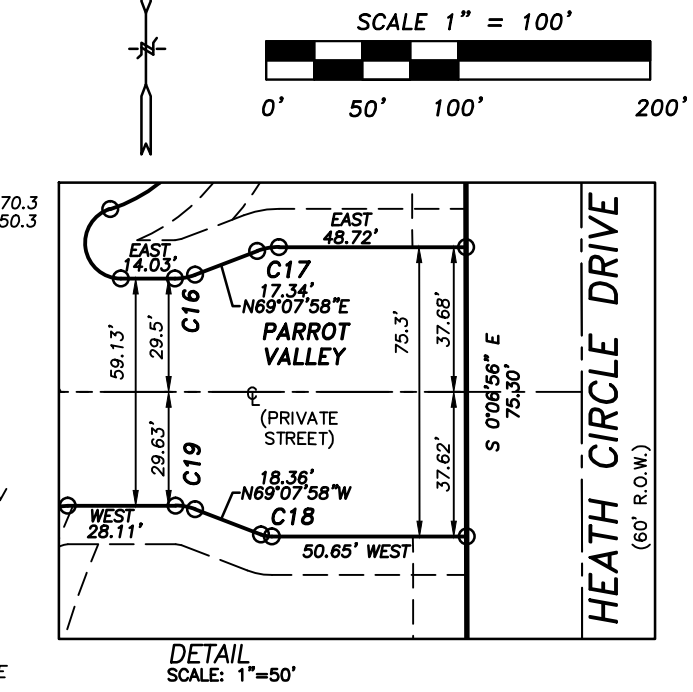
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

ALEJANDRO R. GOMEZ, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 90145 STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

LEMUEL T. SINCLAIR, R.P.L.S. #5142 REGISTERED PROFESSIONAL LAND SURVEYOR



Parcel Key 668573, 276423 & 506218



APPROVED By Mark Rivera at 1:02 pm, Apr 10, 2024

ADDR-AVAA-24-10100649

- Please Note: 1. The address above is considered a preliminary address until the plat is recorded at which point it is then considered permanent. 2. An address is subject to change in accordance with San Antonio Codes Section 29-51. 3. Any changes to the Plat, site plan or MDP that could affect addressing must be re-submitted for an address review. 4. If multiple buildings are proposed on the property a site plan is required in order to assign building numbers per IB 501, prior to building permit submittal. 5. If suite numbers are required, a floor plan must be submitted showing hallways, doorways, access points, linear measurements, all existing suite numbers, and proposed suite numbers in a PDF format.

City of San Antonio Development Services Dept 1901 S. Alamo St San Antonio, Texas 78283-3966 (210) 207-1111 DSD.addressing@sanantonio.gov

CURVE TABLE with columns: CURVE, RADIUS, ANGLE, TANGENT LENGTH, CHORD BEARING, CHORD. Rows C1 through C16.

CURVE TABLE with columns: CURVE, RADIUS, ANGLE, TANGENT LENGTH, CHORD BEARING, CHORD. Rows C17 through C34.